

For Sale - Eldorado Hills

6312 SF OWNER USER OFFICE

1140 Suncast Ln
El Dorado Hills, CA 95762



For more information

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Price: \$1,230,000

Property Highlights

- **Strategic Location:** Easy access to U.S. 50
- **Functional Design:** office and warehouse
- **Contemporary architecture - high-end finishes**
- **6312 SF w/ +/- 800 SF warehouse**
- **12 foot Ceilings**
- **Beautiful Interior landscaping**
- **Back-up generator**
- **Prominent corner location**
- **New Exterior paint**
- **Full Security**
- **Sprinklered**

TABLE OF CONTENTS

Property Summary	3
Property Description	4
Floor Plan	5
Financial Snapshot	6
Site Plan	7
Vicinity Parcel Map	8
Business Map	9
Regional Aerial	10
Contact Us!	11

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PROPERTY SUMMARY

1140 Suncast Ln
1140 Suncast Ln | El Dorado Hills, CA 95762



Property Summary

Building SF:	6,312
Lease Rate:	1.75NNN
Lot Size:	0.15 Acres
Parking Ratio:	3/1000
Parking:	22 + Street
Price:	\$1,230,000
Year Built:	2003
Zoning:	R&D
Expansive Space	12' Ceiling Ht
Warehouse	+/- 800 SF
Power	Back Up Generator
Fire	Fully Sprinklered
Interior Finishes	Class A
Layout	Mix

Property Overview

1140 Suncast Lane is a beautifully improved contemporary office and warehouse property offering approximately 0.15 acres of well-designed space. The building features 12-foot ceilings, polished black granite floors, and artistic wall finishes that create a distinctive professional setting. The layout combines private offices, open work areas, a conference room, restrooms, and a small warehouse component—ideal for light industrial use, storage, or even creative functions such as studio or rehearsal space. The property has been meticulously maintained, reflecting pride of ownership and attention to detail throughout.

Location Overview

El Dorado Hills is considered the 'gateway' into El Dorado County. Its blend of natural beauty, suburban comfort, and proximity to metropolitan and recreational destinations makes this area highly desirable in terms of quality of life. Located approximately 40 minutes east of downtown Sacramento and about 90 minutes from Lake Tahoe, The community is well planned, with a mix of residential 'villages,' commercial corridors, parks, and trails. Schools in El Dorado Hills are highly ranked. Local amenities include shopping centers, restaurants, and recreation.

PROPERTY DESCRIPTION

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One of a Kind Opportunity

Location & Community

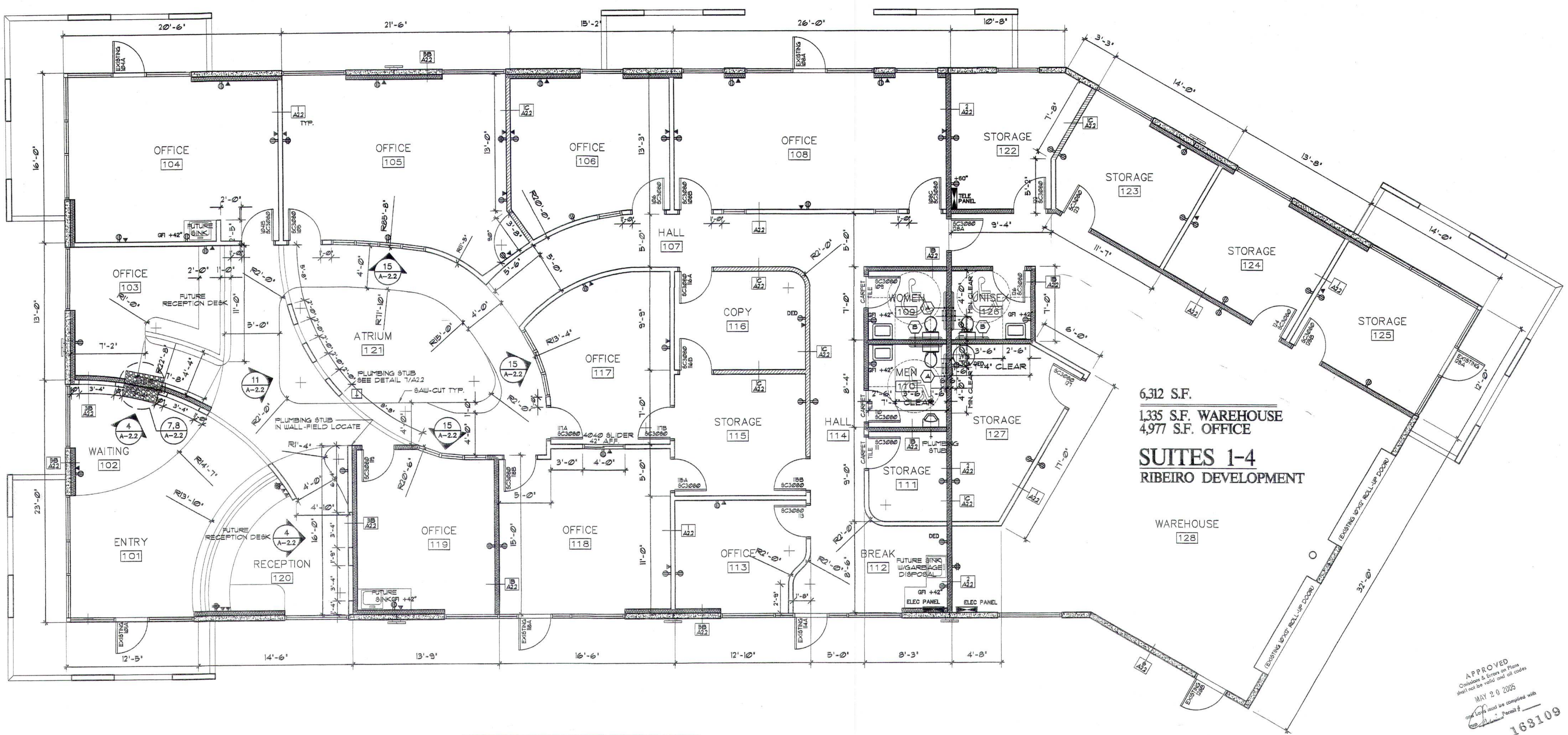
Nestled in the foothills of the Sierra Nevada overlooking the Sacramento Valley, El Dorado Hills serves as the scenic gateway to El Dorado County. Known for its rolling hills, open spaces, and panoramic views, the area combines natural beauty with suburban convenience. Residents enjoy a high quality of life. Positioned just 40 minutes from downtown Sacramento and 90 minutes from Lake Tahoe, the location offers both metropolitan access and outdoor recreation within reach.

Property Overview

Situated in the El Dorado Hills Business Park just south of U.S. Highway 50, ****1140 Suncast Lane**** offers a contemporary office-warehouse blend ideal for a small business, creative enterprise, or professional owner-user. The building features 12-foot ceilings, sleek black granite flooring, and distinctive artistic wall finishes. A small warehouse area provides flexibility—perfect for storage, light industrial use, or even a personal studio.

Key Advantages

Its business-park setting ensures convenient highway access, professional surroundings, and compatibility with neighboring enterprises. With its modern improvements and stable commercial environment, 1140 Suncast Lane stands out as a rare combination of functionality, design, and long-term investment value.



6,312 S.F.
 1,335 S.F. WAREHOUSE
 4,977 S.F. OFFICE
SUITES 1-4
 RIBEIRO DEVELOPMENT

APPROVED
 Omissions & Errors on Plans
 shall not be valid and all codes
 MAY 20 2005
 163109

SCOPE OF WORK
 LIGHT DASHED LINES (---) INDICATE WORK TO BE DONE BY OTHERS (UNO) SUCH AS TENANT OR TENANT'S CONTRACTOR/CONTRACTORS AND IS NOT INCLUDED IN THIS CONTRACT (N.I.C.).
 THE SCOPE OF WORK FOR THIS SUBMITTAL IS TO PROVIDE THE TENANT A VANILLA SHELL WITH THE FOLLOWING:
 1. TENANT DEMING WALL AND FINISHING UNFINISHED PERIMETER WALLS.
 2. A COMPLETED ACCESSIBLE TOILET ROOM WITH REQUIRED FIXTURES, MIRROR, FRP ACCESSORIES, SIGNAGE, AND GRAB BARS.
 3. SPRINKLER SYSTEM, WHERE REQUIRED.
 4. ALL ELECTRICAL AND PHONE CONDUIT BOXES AND CONDUIT AS SHOWN.
 5. ALL PLUMBING, MECHANICAL UNITS, 1/2" AWP (UNO), ELECTRICAL PANEL AND TELEPHONE BACK SHOWN.
 6. ALL PLUMBING, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ELEMENTS OF THE BOARD WHERE REFLECTED CEILING PLAN AS SHOWN ON THE REFLECTED CEILING PLAN.
 7. ALL OTHER ITEMS SHOWN ON THESE PLANS UNLESS NOTED OTHERWISE.

PAINTING AND CAULKING
 ALL INTERIOR PAINT WILL BE A PFR FINISH SCHEDULE FINISH WITH MEDIUM ORANGE PFR. TEXTURE (UNLESS NOTED OTHERWISE).
 CAULK ALL UNDOOR PRIOR TO PAINTING WITH A WHITE PAINTABLE SEALANT.
TOILET ROOM NOTES
 FLOORS ARE TO BE SMOOTH, HARD NONABRASIVE SURFACE WITH A 4" BASE EXTENDING UPWARD ONTO WALL PER USC SECTION 907.11 (AT ALL TOILET TOILET ROOM LOCATIONS).
 WALLS WITHIN 2 FEET OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE FIBERGLASS REINFORCED WALL PANELS TO A HEIGHT OF 4 FEET AFR PER USC SECTION 907.12 (ALL TOILET AND URINAL ROOMS).
 FRP WILL BE SUPPLIED AND INSTALLED BY THE DRYWALL CONTRACTOR. THIS PORTION OF WORK IS TO BE INCLUDED IN HIS BID TO THE GENERAL CONTRACTOR - NO EXCLUSIONS ALLOWED.

FINISH SCHEDULE

NO.	WALL	BASE	FLOOR	CEILING	CABINET/COUNTER
01	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
02	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
03	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
04	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
05	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
06	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
07	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
08	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
09	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
10	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
11	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
12	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
13	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
14	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
15	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
16	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
17	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
18	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
19	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
20	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
21	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
22	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
23	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
24	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
25	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
26	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX
27	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX	PFR - DANN EQUINOX

NOTES
 HEAVY DASHED LINES (---) INDICATE TENANT DEMING WALL TO BE CONSTRUCTED SIMILAR TO ONE-HOUR TYPE WALLS BUT NOT RATED AND FULL HEIGHT TO UNDER SIDE OF STRUCTURE.
 FURNITURE IS NOT INCLUDED IN THIS CONTRACT AND ALL OTHER ITEMS NOTED N.I.C.
 SECURITY SYSTEMS ARE NOT INCLUDED IN THIS CONTRACT.

GENERAL NOTES
 WHERE THE CONDITION OCCURS PROVIDE THE FOLLOWING ITEMS IN ADDITION TO THE ITEMS LISTED IN THE WALL TYPES.
 a. FOR INTERIOR PARTITION TYPES REFER TO INTERIOR PARTITION TYPES ON TENANT IMPROVEMENT DRAWINGS. PLUMBING WALLS FOR BATHS TO BE FRAMED WITH 6" METAL STUDS.
 b. FULLY INSULATE ALL NEW AND FUTURE PLUMBING PIPES. REFER TO TENANT IMPROVEMENT DRAWINGS.
 c. PROVIDE ADDITIONAL FURRING (ON THE LENGTH OF ALL WALLS) TO FULLY CONCEAL ALL MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ITEMS THAT PROTRUDE FROM THE FACE OF WALL - REFER TO TENANT IMPROVEMENT DRAWINGS.
 d. PROVIDE 5/8" MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL INTERIOR LAVATORY, TOILET AND POP SINK LOCATIONS AS REQUIRED BY CODE.
 e. PREPARE ALL WALLS AS RECOMMENDED BY FINISHES MANUFACTURERS TO RECEIVE SPECIFIED FINISHES - REFER TO INTERIOR FINISH SCHEDULE AND DRAWINGS ON T.I. DRAWINGS.
 f. ALL NEW WALLS RECEIVING CERAMIC TILE SHALL CONFORM TO THE TILE COUNCIL OF AMERICA'S (TCA) HANDBOOK 904S-9L.
 g. ATTACH STRUCTURAL ANGLES TO 16 GA. METAL STUDS AS SHOWN ON T.I. CASEWORK DETAILS AT ALL UNSUPPORTED WRITING COUNTERS REFER TO CASEWORK DETAILS ON T.I. DRAWINGS.
 h. PROVIDE 2" SOUND ATTENUATION BLANKETS FULL HT. OF WALL AT ALL TOILET TYPE ROOMS. FILL ALL VOIDS IN WALL TO ISOLATE NOISE FROM ADJACENT AREAS.
 ALL INTERIOR WALLS ON THE FLOOR PLANS ARE TO BE WALL TYPE (1) UNLESS NOTED OTHERWISE (UNO).
 ALL INTERIOR WALLS TO HAVE "BULL NOSE" EDGES (UNO).
 ALL EXTERIOR DIMENSIONS AT CONCRETE LOCATIONS ARE TO INSIDE SURFACE OF PANEL (UNO) (UNLESS NOTED OTHERWISE).
 ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS (UNO).
 FUTURE DRAWING FOUNDATIONS SHALL BE A MINIMUM OF 18" IN DEPTH WITH AN UNOBTAINED CLEAR SPACE OF NOT LESS THAN 27" IN HEIGHT AND 8" IN DEPTH.
 THE FIRE PROTECTION SUBCONTRACTOR SHALL PREPARE FIRE SPRINKLER DESIGN DRAWINGS AND SUBMIT AS REQUIRED TO THE LOCAL AGENCIES HAVING JURISDICTION PRIOR TO INSTALLATION.
 THE HIGHEST OPERABLE PART OF FUTURE PUBLIC TELEPHONE SHALL BE WITHIN 48" OF THE FLOOR FOR FORWARD APPROACH AND 54" FOR SEE APPROACH.
 THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USEABLE BY THE PHYSICALLY DISABLED.
 PROVIDE PORTABLE FIRE EXTINGUISHERS AT EVERY 75% OR AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
 DO NOT SCALE THESE DRAWINGS.
 FOR ADDITIONAL ACCESSIBILITY GUIDELINES - REFER TO USC CHAPTER 11 AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG).
 ALL MASONRY AND CONCRETE WALLS SHALL BE SEALED AIR TIGHT AND ALL JOINTS SHALL BE GROUTED OR CALKED AIR TIGHT.

STANDARD TOILET SCHEDULE

NO.	DESCRIPTION	MFR.	MFR. NUMBER	FINISH	MOUNTING HEIGHT A.F.F.
(A)	42" GRAB BAR	BOBROCK	B-6806 x 42	S.S. (SATIN)	36" TO CENTER
(B)	36" GRAB BAR	BOBROCK	B-6806 x 36	S.S. (SATIN)	36" TO CENTER
(C)	MIRROR	GLASS CONTRACTOR	B-24 x 36		40" TO BOTTOM

PROVIDE THE INTERNATIONAL MEN'S AND WOMEN'S SYMBOL OF ACCESSIBILITY TO TOILET ROOM DOORS AS REQUIRED.
NOTES:
 ALL FUTURE TOILET ACCESSORIES MUST CONFORM TO ALL ADA REQUIREMENTS, MECHANICAL DRAWING AND CHAPTER 11 OF THE UNIFORM BUILDING CODE (UBC).
 PROVIDE BLOCKING FOR TOILET ACCESSORY ANCHORAGE AS REQ'D - REFER TO BRACING DETAILS ON THIS SHEET - CONCEALED ANCHOR PLATES (BOBROCK - 256 SERIES) TO BE PROVIDED AT ALL GRAB BAR LOCATIONS. WHEN STORAGE ROOM BACKS TO BATH ROOM, INSTALL ALL BLOCKING IN STORAGE ROOM FOR FUTURE 1/2" C GRAB BARS AND FINISH WITH MOISTURE RESISTANT GYPSUM WALL BOARD AS WITH TYP. BATH LOCATION.
 FULLY INSULATE ALL PLUMBING PIPES IN ALL PERIMETER WALLS OF ALL TOILET ROOMS TO HELP REDUCE NOISE CAUSED BY THE PIPES.
 BOBROCK MODEL NUMBERS LISTED FOR COLOR, PATTERN AND QUALITY IDENTIFICATION ONLY - CONTRACTOR MAY PROVIDE AN "APPROVED EQUAL" OR BETTER SUBSTITUTION BUT ONLY WITH THE OWNER'S APPROVAL.
 INSULATE LAVATORY PIPER PER "AMERICANS WITH DISABILITIES ACT" (ADA) REQUIREMENTS.
 STANDARD LAV. HEIGHT TO BE 34" (MAX) TO TOP.
 STANDARD W.C. HEIGHT TO BE 17" TO 19" (MAX) TO TOP.

NOTES
 DASHED LINES INDICATE ITEMS "NOT IN CONTRACT" (N.I.C.) UNLESS NOTED OTHERWISE (UNO).
 FOR DOOR TYPES, FRAMES AND HARDWARE REFER TO SHEET 1A.1.
 IMPORTANT !!!
 ALL EXPOSED CONCRETE TO HAVE CONCRETE SEALER/HARDENER/CURE COMPOUND SIMILAR TO "SEKCO" X-CRTE 800

FINANCIAL SNAPSHOT

SUNCAST OWNER USER
1140 Suncast Ln | El Dorado Hills, CA 95762

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Analysis

Analysis Date October 2025

Property

Property Type	Office
Property	SUNCAST OWNER USER
Address	1140 Suncast Ln
City, State	El Dorado Hills, CA 95762
Year Built	2003

Purchase Information

Purchase Price	\$1,230,000
Tenants	1
Total Rentable SF	0
Lot Size	0.150 acres

Income & Expense

Gross Operating Income	\$132,552
Monthly GOI	\$11,046
Total Annual Expenses	(\$71,275)
Monthly Expenses	(\$5,940)

Financial Information

Initial Equity	\$200,000
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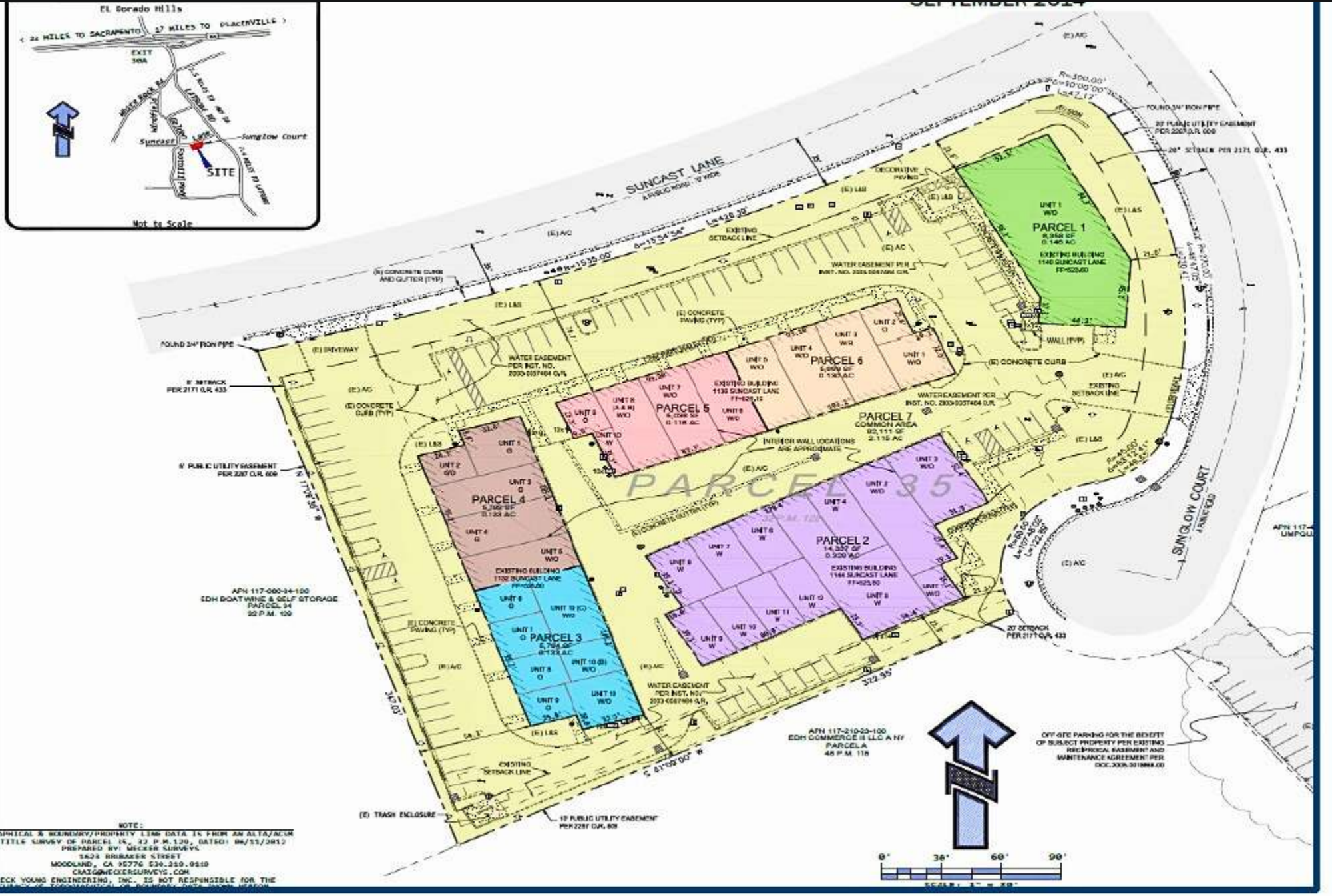
Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$1,030,000	25 years	25 years	5.75%	\$6,480	

SITE PLAN

SUNCAST OWNER USER

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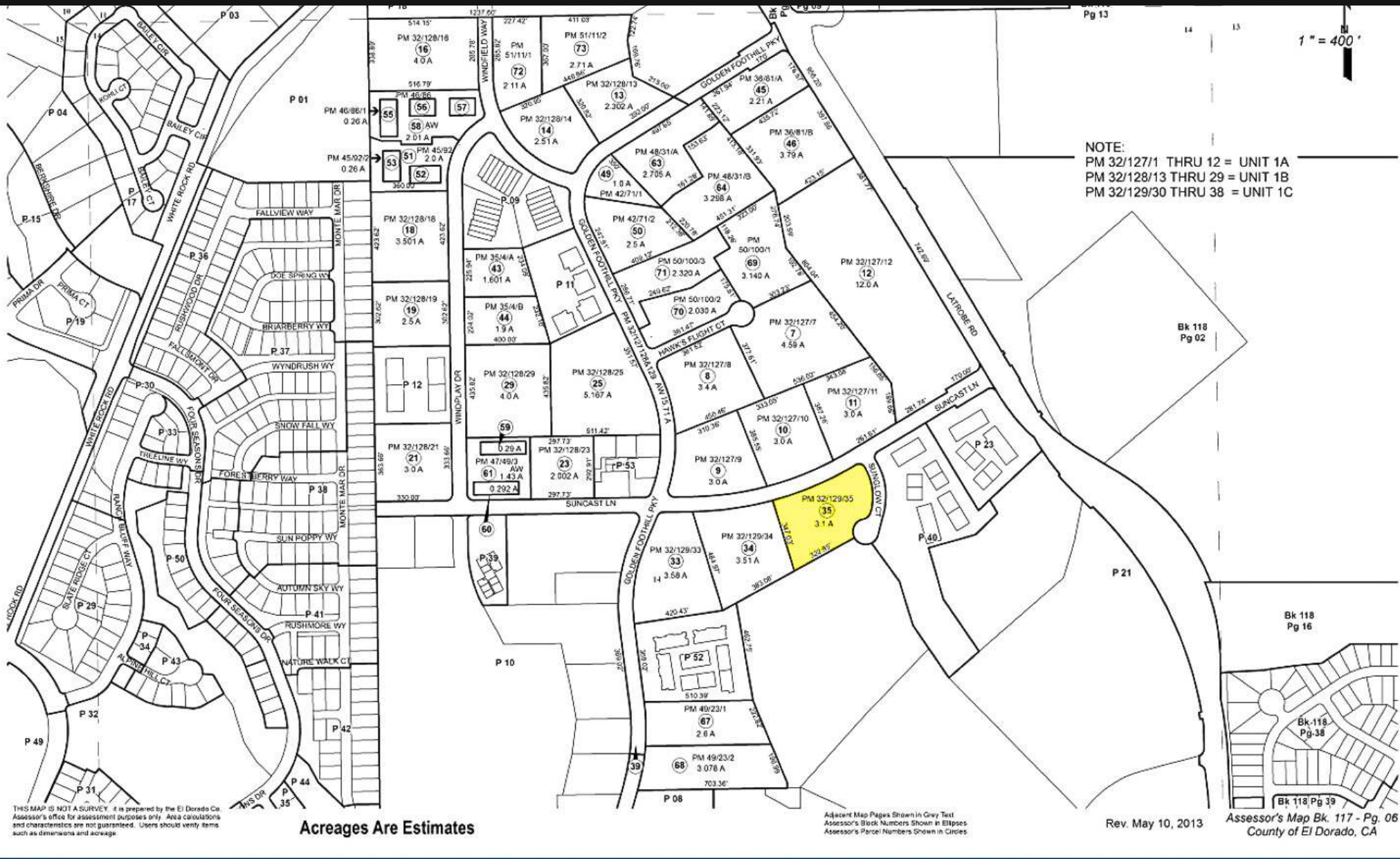


VICINITY PARCEL MAP

SUNCAST OWNER USER

1140 Suncast Ln | El Dorado Hills, CA 95762

1" = 400'



BUSINESS MAP

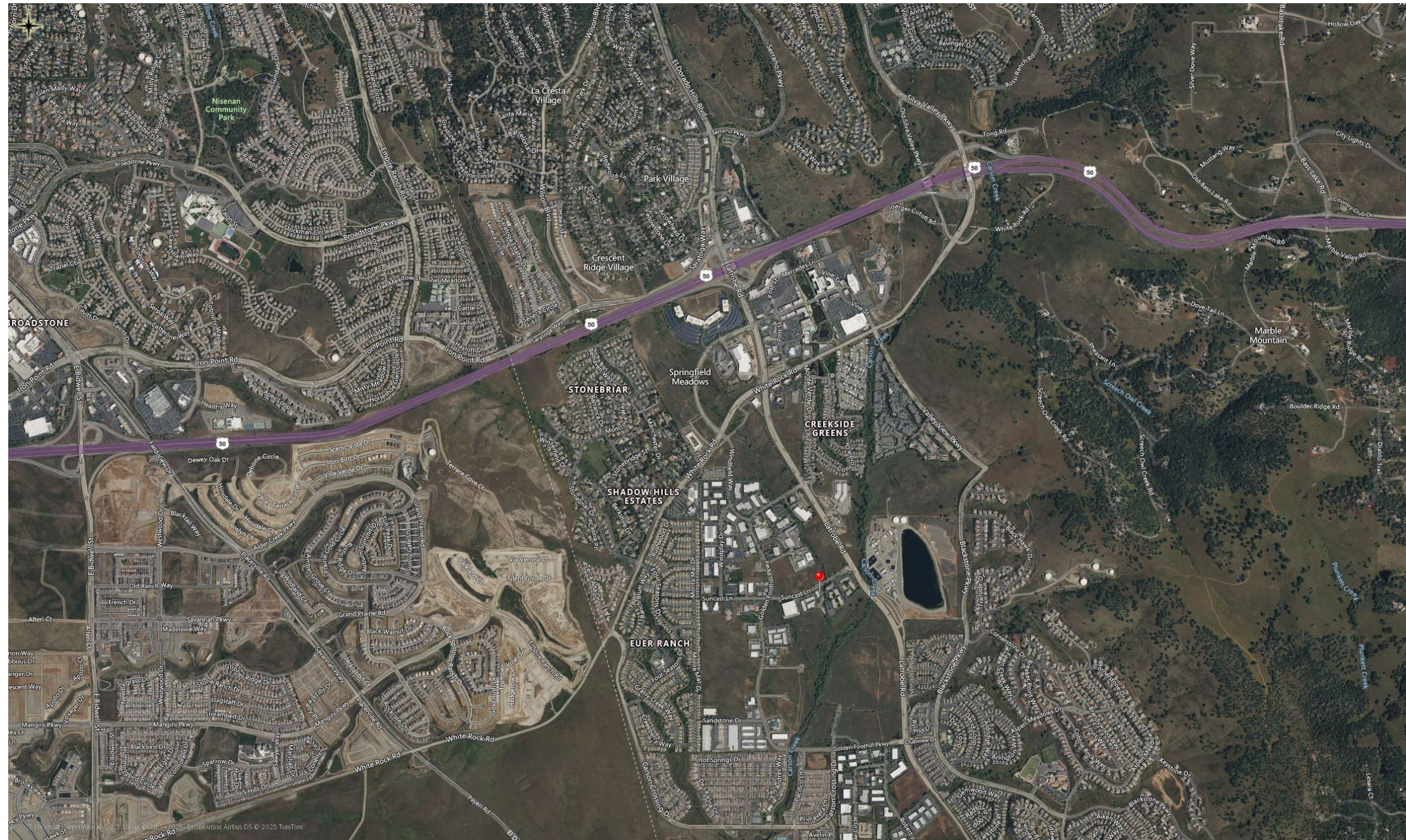
SUNCAST OWNER USER

1140 Suncast Ln | El Dorado Hills, CA 95762



 **Town Center**

EDH BP Aerial



Connect With Us

Ready to bring your commercial Real Estate vision to life?
Our team of industry experts is here to help

PHONE: (916)761 - 1202

EMAIL: tom@baconcre.com



About
1140 Suncast Ln



Should I buy or lease?

